

Villa No. 89

Date : 18.04.2018

1. Villa Orchids,
Rep by its Partner
Anand Mehta
Head office at 5-4-187 / 3 & 4
Soham Mansion, M.G. Road, Secunderabad,

2. Venkatramana Constructions
Rep by its Managing Partner
A. Ram Reddy
Office situated at 2-3-35, Sri Sai Residency,
Amberpet, Hyderabad-500013.

Under instructions from my client Pragada Srinivas, son of Venkateswarlu, House No. 12 - 33 Adarsh Nagar Balanagar Hyderabad, I give you the following legal notice.

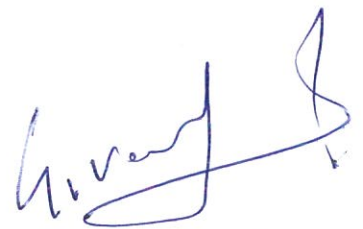
My client instructs that you had undertaken the venture by construction of villas, under the name & style of **Villa orchids** in survey number 127 Kowkur Bollarum Secunderabad and given advertisement and publicity and my client was made to convince that you are reputed builders and that it will be a good investment and to live in the schedule as being constructed by you and therefore my client had booked Villa No.89 in an extent of 180 square yards with built up area of 1940 SFT for a total sale consideration of 65,00,000/- and my client has also given the declaration as per the format given in the booking form on payment of Rs 20,000/- and the same was paid by my client on 19-1-2018 and again on 22-1-2018, an amount of Rs.3 Lakhs was paid and on 22-1-2018 Rs.2 05,000 was paid by my client to you. By a letter dated 22-1-2018, my client's father had requested you to transfer the said provisional booking in favour of my client and treat the payment as part payment for the said Villa.

My client further instructions that the Addressee No.1 of you had undertaken for construction of villas and the Addressee No.2 had entered into an MOU with the addressee No. for the development of property by construction of the villas and thus both of you associated with each other for the purpose of the construction of the villas, in which, my client has booked Villa No. 89 and as per the terms of the payment, my client has opted for installment scheme and you are supposed to complete the construction and shall deliver the same by completing in all respects, so that, my client can occupy and live in the same. But contrary to the same, you are not making construction of the said Villa, which was booked by my client nor making any efforts, to deliver the same to my client, even though my client is prepared to pay the total consideration and occupy the same.

My client further instructs that so far there is no communication from you, regarding the progress of the construction of the said Villa booked my client, i.e., villa No.89 and my client is very much concerned about the delivery of the possession of the Villa by completing the construction as for the time schedule, but my client observed that you are not making construction of the said Villa in spite of my clients repeated requests and visits to your office as well as to the site where the construction has to be made by you.

Therefore my client is not able to know as to how you can abandon and not make any construction and therefore my client who headed substantial amount is entitled to know the progress of the construction and also the probable date of delivery of physical possession of the said Villa to my client.

I therefore call upon you, to respond to the query and information sought for by my client as regards the exact date for delivery of physical possession of the Villa so as to make preparations and any fault on your side would be taken seriously and without prejudice to my clients rights, he can also claim for liquidated damages for the delay in delivery of physical possession of the said Villa No. 89.



G.Vasantha Rayudu
Advocate

RECEIPT

Received a sum of Rs. 5,25,000 /- (Rupees Five Lakhs Twenty Five Thousand only) as per details given below from M/s.Villa Orchids LLP having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad -500003 towards full and final refund of amount paid for Villa No. 89 in the project known Villa Orchids, Kowkur, Bollaram, Hyderabad- 500 010.

I further certify that I have no right, title, interest or claim of whatsoever nature against M/s.Villa Orchids LLP or against Villa No. 89 in the above referred project.

S.No	. Cheque No	Date	Drawn	Amount
1	793519	15-04-2019	Yes Bank Ltd	5,25,000/-

Date: 15.04.2019
Place : Secunderabad.


Signature:

Name: P. SRINIVAS
H.No.12-33, Adarsh Nagar,
Opp: IDPL, Bala Nagar,
Hyderabad.

YES / FIRST

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

YES BANK Ltd., GROUND FLOOR, AGRAVANSI PLAZA HUDA LANE, OFF S.P. ROAD
BEARING NO.1-8-387 SECUNDRABAD 500003

IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

1 5 0 4 2 0 1
D D M M Y Y Y

Pay P. SRINIVAS

or Bk

Rupees रुपये Five Lakh Twenty Five Thousand Only

या धार

अदा करें

₹ **5,25,000.00

A/c No. 009763700001730
खाता क्र.

CURRENT

YES / BANK

For VILLA ORCHIDS L

Authorized Signatori
Please sign above

⑈ 793519⑈ 500532002⑈ 012812⑈ 29

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ప్రగడ శ్రీనివాస్
Pragada Srinivas



పుట్టిన సంవత్సరం / Year of Birth: 1986
పురుషుడు / Male



6372 8861 0467

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వ ప్రాథమిక సేవ
Unique Identification Authority of India

చిరునామా: S/O: ప్రగడ
వెంకటేశ్వర్లు, ఏ.ఎన్.ఎస్. 12-33
ఆదర్శ నగర్
నవ జ్యోతి హై స్కూల్ వెనుక
ఐడిపిఎల్ కాలనీ ఎదురుగా, బాలానగర్
బాలానగర్ టౌన్ షిప్, కె.వి.రంగారెడ్డి
ఆంధ్ర ప్రదేశ్, 500037

Address: S/O: Pragada
Venkateswarlu, H.NO 12-33,
Adarsh Nagar, Behind Nava
Jyothi High School, Opposite
IDPL Colony, Balanagar, K.V.
Rangareddy, Balanagar
Township, Andhra Pradesh,
500037

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1800 300 1947

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